

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17694 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17693) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 1/22/07 and building elevations date stamped 1/22/07 and 1/25/07, except as amended by conditions herein.
4. The standards for this development shall indicate that building heights shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 6 feet on the corner side, 10 feet in the rear for lots not on a cul-de-sac bulb, and 10 feet in the rear for lots on a cul-de-sac bulb.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. There shall be a minimum 15 feet landscape setback on the southerly property line of the project.
14. The south and east property line, south of Solar Avenue, shall have walls of eight feet in height.
15. The southernmost two homes and the northwest home shall be limited to one story in height.
16. There shall be one consolidated open space area, minimum 33,706 square feet.
17. There shall be notification to the buyers that there shall be equestrian uses and other agricultural uses and lighting surrounding this property.
18. The private streets shall be stubbed for future street lighting.

Public Works

19. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Landscape and maintain all unimproved right-of-way, if any, on Bradley Road adjacent to this site.

21. Submit an Encroachment Agreement for all landscaping, if any, located in the Bradley Road public right-of-way adjacent to this site prior to occupancy of this site.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17693 and all other applicable site-related actions.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
25. Submit an application to the Land Development Section of the Department of Public Works for a Deviation from Standard Drawing No. 212 for the proposed private street cul-de-sac terminations. The Deviation shall be approved prior to submittal of a Tentative Map for this site; alternatively the site shall be designed to meet current City Standards.
26. Apply for speed humps on Solar Avenue for City approval.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 40-lot, single-family development on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue. A related rezoning (ZON-17693) will also be considered on this agenda.

The lots sizes and setbacks of the proposed project are out of character with adjacent development and the property would be best used for development similar to that which exists in the area.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
10/04/06	Bradley Road Equestrian Trail and open space requirements discussed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.
<i>Previous city action</i>	
02/08/07	The Planning Commission recommended approval of companion item ZON-17693 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/ar).

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.27 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Three single family dwellings	ML (Medium-Low Density Residential)	R-E (Residence Estates)
North	One single family dwelling, two vacant lots	ML (Medium-Low Density Residential)	R-E (Residence Estates)
South	Two single family dwellings	ML (Medium-Low Density Residential)	R-E (Residence Estates)

East	Single family dwellings	ML (Medium-Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre) R-E (Residence Estates)
West	Single family dwellings	ML (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails	X		Y
Rural Preservation Overlay District		X	

DEVELOPMENT STANDARDS

Per Title 19.06, the applicant proposes to establish the following development standards:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	3,000 square feet
Min. Lot Width	40 feet
Min. Setbacks <ul style="list-style-type: none"> • Front (building) • Front (garage) • Side • Corner • Rear (non cul-de-sac) • Rear (cul-de-sac) 	<ul style="list-style-type: none"> • 10 feet • 5 feet or more than 18 feet • 5 feet • 6 feet • 10 feet • 10 feet
Max. Building Height	30 Feet

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E	2 du/ac	16	R-PD6	6.49 du/ac – 47 units	ML	8.49 du/ac 61 units for this site

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet along Bradley Road	23 Trees	26 Trees	Y
Min. Zone Width	6 Feet along Bradley Road		15 Feet – includes a portion of the Equestrian Trail	Y

<i>Total Acreage</i>	<i>Density</i>	<i>Provided</i>		<i>Required</i>		<i>Compliance</i>
		<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
7.27 acres	5.5 du/ac	10.6 %	33,706 sf	9 %	28,739 sf	Y

ANALYSIS

This site is currently developed with three dwellings in an R-E (Residence Estates) zoning district. The applicant proposes to demolish those structures and redevelop the parcels with a 40-lot residential subdivision. The lot sizes range from 4,241 square feet to 7,193 square feet. Access to the subdivision will be provided by Bradley Road. Lots will front on one of three 39-foot wide private streets or on Solar Avenue, a 60-foot wide public right-of-way which bisects the site. As required by the Recreation Trails Element of the Master Plan, a 30-foot wide equestrian trail is shown along the west edge of the site, adjacent to Bradley Road. The elevations depict two-story stucco buildings with a maximum height of 30 feet.

The applicant is seeking a change to an R-PD6 (Residential Planned Development - 6 Units Per Acre) zone. The R-PD District is intended to provide for flexibility and innovation in residential development, with emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns.

Common lot areas with landscaping and walkways are proposed. However per Title 19.06.040 (G)(5); a sidewalk system shall be provided to connect all residential areas to required open space and common recreational facilities. Common lots A and B have no sidewalk to them making them inaccessible except from the private street.

The proposed change in density is significant, as the typical size of the lots that border the subject site to the east are 4,500 square feet, and the typical size of the lots on the west side of Bradley Road are 6,500 square feet.

Additionally, the minimum setback requirements (10 feet in the front, 10 feet in the rear and five feet in the side) for the proposed development are substantially less than what is required (20 feet front, 15 feet rear, 15 feet corner side, and five feet to the side) in the R-1 (Single Family Residential) district on the west side of Bradley Road and the setbacks (18 feet front, 10 feet rear, and 5 foot side) of the development to the east. This means that if approved the development would be more compact and would not be consistent with existing development in the area.

FINDINGS

The following findings must be made for a Site Development Plan Review:

1. The proposed development is compatible with adjacent development and development in the area;

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to “1”: The proposed development is not compatible with development in the area. The lot sizes and setbacks proposed as part of this development are significantly smaller than the adjacent single-family development.

In regard to “2”: The subject proposal complies with the density requirements of the ML (Medium Low Density Residential) land use designation. However, Program B1.4 of the Centennial Hills Sector Plan is intended to “Encourage the development of random vacant infill lots in substantially developed, single-family neighborhoods at densities similar to existing development. The densities proposed for the subject site are not similar to existing development and therefore do not comply with the intent of the Centennial Hills Sector Plan. In addition the project does not meet the standards of Title 19.06.04 (G) (6) for open space.

In regard to “3”: The site gains access from Bradley Road, an 80-foot wide local street. This street will provide adequate access to and from the subject property.

In regard to “4”: Building and landscape materials are appropriate for the area and the city of Las Vegas.

In regard to “5”: The elevation plans show two-story homes with a maximum height of approximately 30 feet. The floor plans depict three and four bedroom models. The design features are not unsightly nor are they undesirable; however, the development is considered out of character as the lot sizes and overall density of the project are not appropriate for this location.

In regard to “6”: The proposed development will not endanger the public health or the general welfare.

PLANNING COMMISSION ACTION

The Planning Commission added conditions 12 through 18. As of 02-19-07 the new landscape plan had not been submitted.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 521 by Planning Department

APPROVALS 0

PROTESTS 0